



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೧ Part - I	ಬೆಂಗಳೂರು, ಸೋಮವಾರ, ೧೦, ಮಾರ್ಚ್, ೨೦೨೫(ಫಾಲ್ಗುಣ, ೧೯, ಶಕವರ್ಷ, ೧೯೪೬) BENGALURU, MONDAY, 10, MARCH, 2025(PHALGUNA, 19, SHAKAVARSHA, 1946)	ನಂ. ೧೩೪ No. 134
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PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Exemption to certain activities from the requirement of two years continuous production to execute sale deed for the land allotted on lease-cum-sale basis by the Karnataka Industrial Areas Development Board - reg.

Read: Government Order No. CI 132 SPQ(e) 2021, dated 01.01.2022.

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PREAMBLE

Following steps are being taken to execute the sale deed to the private investors for the lands allotted on lease-cum-sale basis by the Karnataka Industrial Areas Development Board as per Government Order No. CI 132 SPQ(e) 2021, dated 01.01.2022:

“If the lessee has implemented the project and utilized more than 50% of the area allotted and has performed all the conditions of lease-cum-sale deed, the sale deed shall be executed after 2 years of continuous production from the date of commercial production, during the currency of the lease period”.

As per the said Government Order, there is a rule that if the unit is in continuous operation for two years then we can execute sale deed. This is applicable to manufacturing units, but some activities involve developing buildings and other infrastructure and giving them on rent/lease basis to the relevant activity, it takes time

for the tenants to come to that facility and from there those units have to function for two years, which takes more time and even if the site allottees have implemented their approved activity, there is a delay in getting the sale deed.

The following decisions were taken in a meeting held on 17.12.2024 under the chairmanship of the Principal Secretary to Government, Commerce and Industries Department:

"ಪ್ರಸ್ತಾವನೆಯಲ್ಲಿ ಕೆಐಎಡಿಬಿಯು ತಿಳಿಸಿರುವಂತೆ, **IT/ITES Developer (IT Infrastructure facilities/park), logistics & warehousing, cold storage developers** ಹಾಗೂ ಇತರೆ ಉತ್ಪಾದನಾ ಘಟಕವಾಗಿರದೇ, ಕಟ್ಟಡವನ್ನು ನಿರ್ಮಿಸಿ ಸಂಬಂಧಪಟ್ಟ ಅನುಮೋದಿತ ಚಟುವಟಿಕೆಗೆ ಬಾಡಿಗೆ/ಲೀಸ್ ಆಧಾರದ ಮೇಲೆ ನೀಡುವುದಾಗಿದ್ದರೆ, ಅಂತಹ ಚಟುವಟಿಕೆಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟ ಘಟಕಗಳು ಹಂಚಿಕೆಯಾದ ನಿವೇಶನದ ಶೇ. 50 ಕ್ಕಿಂತ ಹೆಚ್ಚು ವಿಸ್ತೀರ್ಣವನ್ನು ಬಳಸಿಕೊಂಡಿದ್ದರೆ ಮತ್ತು ಲೀಸ್ ಕಂ ಸೇಲ್ ಕರಾರು ಪತ್ರದಲ್ಲಿ ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳನ್ನು ಪೂರೈಸಿದ್ದರೆ, ಈ ಘಟಕಗಳು ಬಾಡಿಗೆ/ಲೀಸ್ ಆಧಾರದ ಮೇಲೆ ನೀಡುವ ಚಟುವಟಿಕೆಗಳಾಗಿದ್ದು, ಇಂತಹ ಚಟುವಟಿಕೆ/ಘಟಕಗಳಿಗೆ ದಿನಾಂಕ **01.01.2022ರ** ಸರ್ಕಾರದ ಆದೇಶದಲ್ಲಿರುವಂತೆ, ಸತತವಾಗಿ ಎರಡು ವರ್ಷಗಳ ಕಾಲ ಜಾಲಿಯಲ್ಲಿರಬೇಕೆಂಬ ಆದೇಶದಿಂದ ವಿನಾಯಿತಿ ನೀಡಿ ಶುದ್ಧ ಕ್ರಯ ಪತ್ರ ನೆರವೇರಿಸುವ ಸಂಬಂಧ ಸಚಿವ ಸಂಪುಟದ ಅನುಮೋದನೆಗಾಗಿ ಪ್ರಸ್ತಾವನೆಯನ್ನು ಮಂಡಿಸಲು ಸಭೆಯು ತೀರ್ಮಾನಿಸಿತು".

Accordingly, the proposal has been placed before the Cabinet held on 05.03.2025 for approval to exempt certain activities from the requirement of two years continuous production to execute sale deed for the land allotted on lease-cum-sale basis as contained in Government Order No. CI 132 SPQ(e) 2021, dated 01.01.2022.

Hence the following order.

GOVERNMENT ORDER NO. CI 132 SPQ(e) 2024, BENGALURU.

DATED 07.03.2025

In the circumstances as explained in the preamble, Government is pleased to accord approval for the following amendment to the Government Order No. CI 132 SPQ(e) 2021, dated 01.01.2022:

“IT/ITES Developer (IT Infrastructure facilities/park), logistics & warehousing, cold storage developers and other non-manufacturing units, which construct buildings and develop infrastructure and give them on rent/lease basis for the relevant approved activity, if the units/allottees concerned for such activities have utilized more than 50% of the allotted

site and the conditions laid down in the lease cum sale agreement are fulfilled, such activities/units are exempted from the condition of the requirement of two years continuous production to execute sale deed as per Government Order No. CI 132 SPQ(e) 2021, dated 01.01.2022”.

This order is issued with the concurrence of Finance Department vide Note No. FD 71 EXP-1/ 2025 Dated 20.02.2025 and approval of the Cabinet in its meeting held on 05.03.2025 vide subject no. C:136/2025.

By Order and in the name of the
Governor of Karnataka,

(C.V. HARIDASAN)
Under Secretary to Govt., (ID)
Commerce & Industries Department.